

**CASE NUMBER: 15SN0612**

**APPLICANT: Chesterfield County Board of Supervisors**



**STAFF'S ANALYSIS  
AND  
RECOMMENDATION**

**Board of Supervisors (BOS)**

**Public Hearing Date:**

APRIL 29, 2015

**BOS Time Remaining:**

316 DAYS

**Applicant's Agent:**

KIRK TURNER

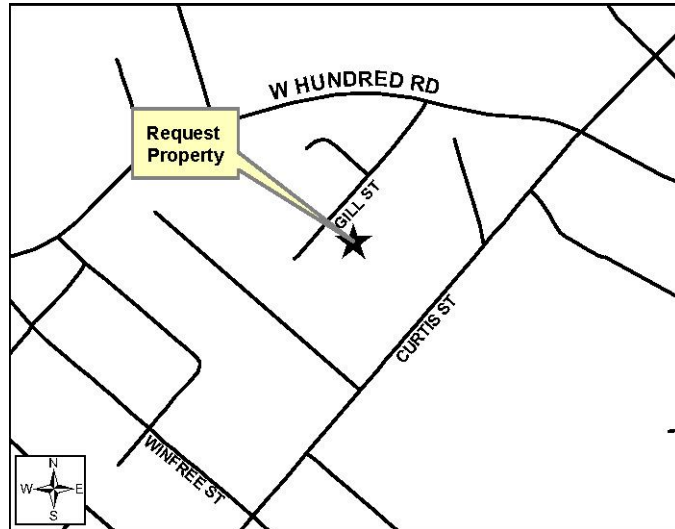
(804-748-1050)

**Planning Department Case Manager:**

RYAN RAMSEY (804-768-7592)

**CHESTERFIELD COUNTY, VIRGINIA**

Magisterial District: **BERMUDA**



**APPLICANT'S REQUEST**

Conditional use planned development to permit exceptions to ordinance requirements relative to road frontage requirements in a Residential (R-7) District.

A single-family dwelling is proposed for the request properties. The applicant proposes to aggregate the request properties into a single lot with twenty (20) feet of public road frontage. Fifty (50) feet of public road frontage is required.

(NOTES: A. Conditions may be imposed.  
B. Conditions are located in Attachment 1.)

**RECOMMENDATION**

PLANNING  
COMMISSION  
(2/19/15)

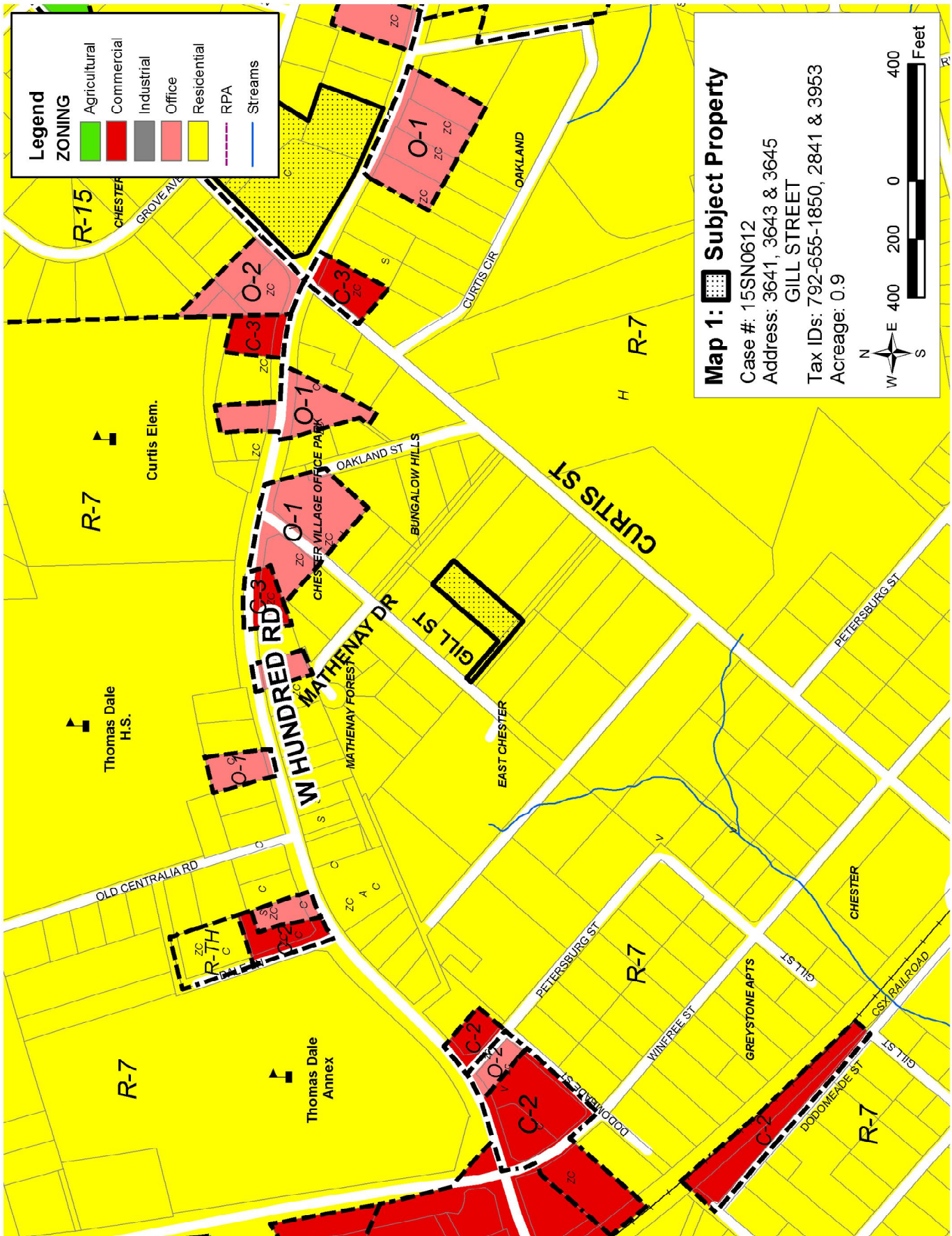
RECOMMEND APPROVAL

STAFF

RECOMMEND APPROVAL

- Provides sufficient amount of public road frontage to accommodate adequate access
- No adverse impacts on area properties
- Conditions provide for quality building materials and design standards

SUMMARY OF IDENTIFIED ISSUES	
Department	Issue
PLANNING	-
FIRE	-
CDOT	-
VDOT	-
UTILITIES	-
ENVIRONMENTAL ENGINEERING	-

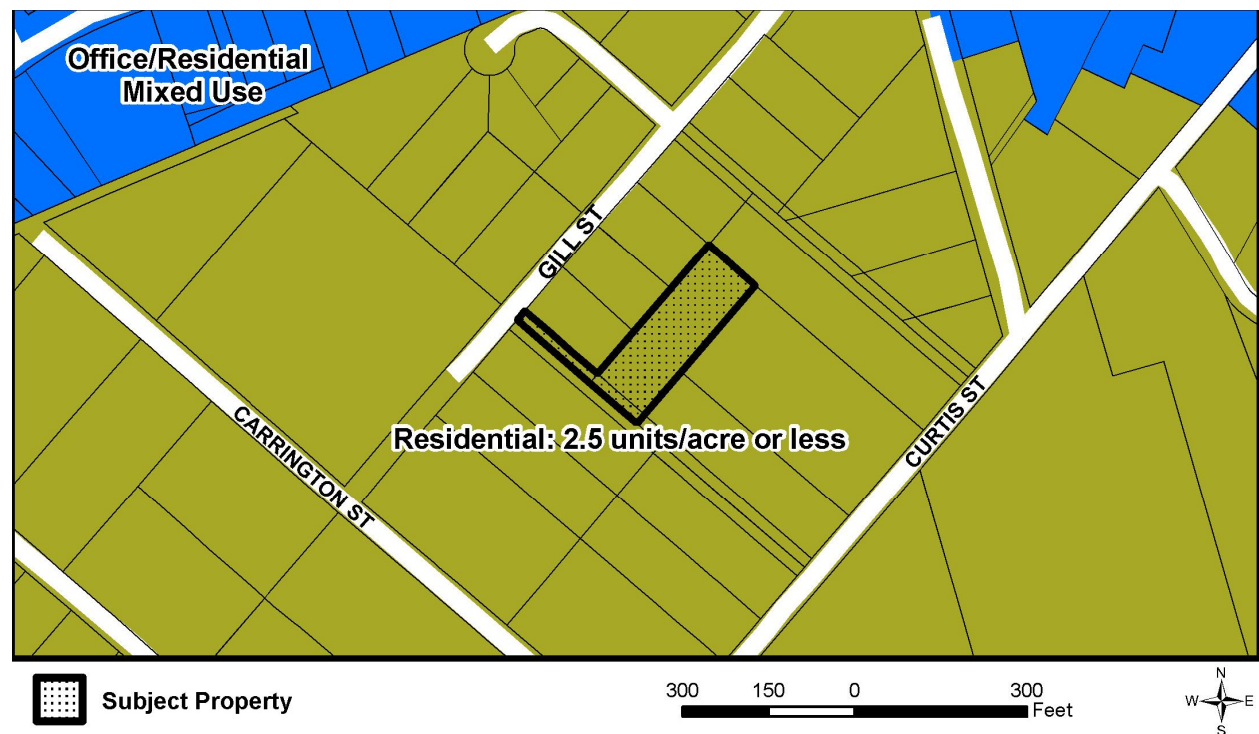




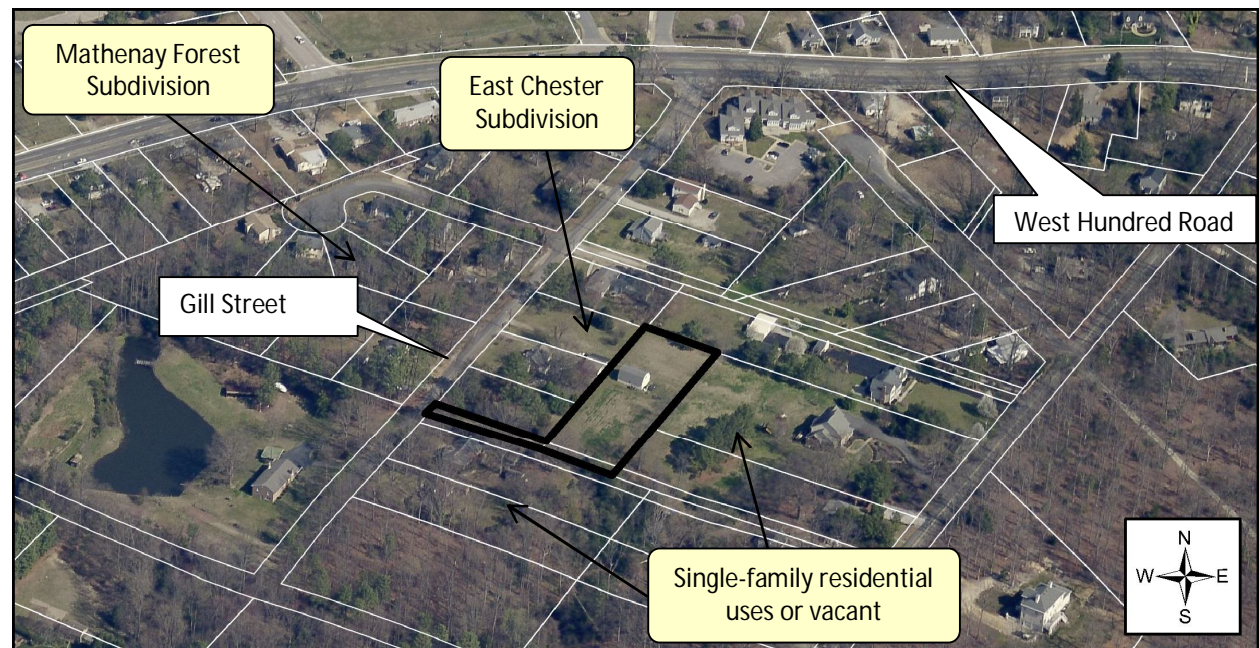
## Map 2: Comprehensive Plan (Chester Plan)

Classification: **RESIDENTIAL**

The designation suggests the property is appropriate for 2.5 dwellings per acre or less.



## Map 3: Surrounding Land Uses & Development



## PLANNING

Staff Contact: Ryan Ramsey (804-768-7592) ramseyrp@chesterfield.gov

### PROPOSAL

A single-family residential dwelling is proposed on the request properties. Two (2) parcels (3643 and 3645 Gill Street) were created by the vacation of right-of-way (Jim Street). The third parcel (3641 Gill Street) was created in November 2009 through an illegal parcel subdivision. Consequently, 3641 Gill Street is not eligible to file a variance to permit a dwelling without public road frontage.

To rectify the road frontage requirement, a conditional use planned development is the zoning process to reduce the required road frontage for a lot within a subdivision. The property owner plans to consolidate (resubdivide) the vacated right-of-way strips with 3641 Gill Street to provide the proposed lot with twenty (20) feet of public road frontage.

The following provides an overview of staff's recommended conditions related to the road frontage and design standards for the proposed single-family dwelling:

General Overview	
Requirements	Details
Road Frontage	Minimum of 20' along Gill Street <i>Condition 1</i>
Foundation	Material limited to brick or stone <i>Condition 2</i>
Building Materials	Limit building materials on exterior façade to: <ul style="list-style-type: none"><li>• Brick</li><li>• Stone</li><li>• Masonry</li><li>• Stucco</li><li>• EIFS</li><li>• Horizontal Lap Siding (Includes premium quality vinyl with 0.42" minimum thickness)</li></ul> <i>Condition 3</i>
Roof Material	Dimensional shingles with a 30-year minimum warranty <i>Condition 4</i>
Porches, Stoops and Decks	Limit construction and building materials for front porches: <ul style="list-style-type: none"><li>• Masonry wall or piers to support porch</li><li>• Lattice between exposed porch piers</li><li>• Minimum 5' porch depth</li><li>• Permit masonry or finished wood steps</li><li>• Material and support requirements for railings and handrails</li></ul> <i>Condition 5</i>

Manufactured Homes	Prohibited <i>Condition 6</i>
Minimum House Size	Minimum gross floor area of 1,600 square feet for a one-story dwelling or 1,800 square feet for a dwelling greater than one-story <i>Condition 7</i>

## PUBLIC FACILITIES

### FIRE SERVICE

Staff Contact: Greg Smith (804-706-2012) smithgd@chesterfield.gov

### Nearby Fire and Emergency Medical Service (EMS) Facilities

<b>Fire Station</b>	The Chester Fire Station, Company Number 1
<b>EMS Facility</b>	The Chester Fire Station, Company Number 1

Fire Department has no additional comments on this request.

### COUNTY DEPARTMENT OF TRANSPORTATION

Staff Contact: Jim Banks (804-748-1037) banksj@chesterfield.gov

County Department of Transportation has no comment on this request.

## VIRGINIA DEPARTMENT OF TRANSPORTATION

Staff Contact: Brian Lokker (804-674-2384) brian.lokker@vdot.virginia.gov

### VDOT Land Use Regulations

Traffic Impact Analysis (24VAC30-155)	-
Access Management (24VAC30-73)	-
Subdivision Street Acceptance (24VAC30-91/92)	-
Land Use Permit (24VAC30-151)	-
Summary	VDOT has no comment on this request.

## **WATER AND WASTEWATER SYSTEMS**

Staff Contact: Jamie Bland (804-751-4439) blandj@chesterfield.gov

The proposal's impacts on the County's utility system are detailed in the chart below:

<b>Water and Wastewater Systems</b>			
	<b>Currently Serviced?</b>	<b>Size of Existing Line</b>	<b>Connection Required by County Code?</b>
<b>Water</b>	No	6"	Yes
<b>Wastewater</b>	No	8"	Yes

### Additional Information:

An existing water line is located 175 feet from property line and an existing wastewater line is 190 feet from property line.

## **ENVIRONMENTAL**

Drainage, Erosion and Water Quality

Staff Contact: Doug Pritchard (804-748-1028) pritchardd@chesterfield.gov

Environmental Engineering has no comment on this request.

CASE HISTORY	
Applicant Submittals	
11/19/14	Application initiated by Board of Supervisors
12/5/14	Application filed by the agent for the Board of Supervisors
Community Meetings	
2/25/15	The property owner, the adjacent property owner (3701 Gill Street) and Planning staff meet on site to discuss the location of property lines, access and driveway improvements.
3/17/15	Staff is coordinating a meeting between the property owner and the adjacent property owner (3701 Gill Street) to discuss access and maintenance of the driveway improvements.
Planning Commission Meetings	
2/17/15	The Planning Commission meeting scheduled for February 17, 2015 was rescheduled to February 19, 2015 due to inclement weather.
2/19/15	<p><b>Citizen Comments</b></p> <p>A neighbor to the request properties posed a question regarding access to his property at 3701 Gill Street. Concern was expressed about an existing driveway that serves the neighbor's property (3701 Gill Street), which may encroach into the request properties.</p> <p><b>Commission Discussion</b></p> <p>The Commission noted their support for this case:</p> <ul style="list-style-type: none"> <li>• Staff would coordinate a site meeting with the property owner of the request properties and the neighbor relative to access for 3701 and 3641 Gill Street, prior to the Board of Supervisors meeting</li> <li>• Conditions will continue to minimize impacts on adjacent properties</li> </ul> <p><b>Recommendation – APPROVAL AND ACCEPTANCE OF THE CONDITIONS IN ATTACHMENT 1</b></p> <p><b>Motion:</b> Patton; <b>Seconded:</b> Wallin  <b>AYES:</b> Gulley, Waller, Brown, Patton and Wallin</p>



Board of Supervisors Meeting	
3/11/15	<p><b>Citizen Comments</b></p> <p>The adjoining neighbor at 3701 Gill Street supported deferral of the case and continued to express concerns about the long-term access and maintenance of the driveway that serves his property.</p> <p><b>Board Discussion</b></p> <p>The Board noted their desire to defer this case to allow staff time to coordinate a second meeting with the property owners to discuss access and maintenance of the existing driveway, prior to the next Board of Supervisors meeting.</p> <p><b>Action – DEFERRED TO THE APRIL 29, 2015 BOARD OF SUPERVISORS PUBLIC HEARING</b></p>
The Board of Supervisors on Wednesday, April 29, 2015, beginning at 6:30 p.m., will consider this request.	

<b>CONDITIONS</b>
-------------------

Note:

"STAFF/CPC" – Recommended by both staff and Planning Commission

- |             |    |  |
|-------------|----|--|
| (STAFF/CPC) | 1. | <u>Road Frontage</u> : A minimum of twenty (20) feet of public road frontage shall be provided for the dwelling. (P)   |
| (STAFF/CPC) | 2. | <u>Foundations</u> : The exposed portion of any foundation shall be brick or stone. (P)  |
| (STAFF/CPC) | 3. | <p><u>Exterior Facades</u>: Acceptable siding materials include brick, stone, masonry, stucco, synthetic stucco (E.I.F.S), and horizontal lap siding. Horizontal lap siding may be permitted to be manufactured from natural wood or cement fiber board or may be premium quality vinyl siding. Plywood and metal siding are not permitted. Additional siding requirements:</p> <p style="margin-left: 40px;">a. Cementitious and vinyl siding is permitted in traditional wide beaded styles only. Premium quality vinyl is defined as vinyl siding with a minimum wall thickness of .042".</p> <p style="margin-left: 40px;">b. Synthetic Stucco (E.I.F.S.) siding shall be finished in smooth, sand or level texture. Rough textures are not permitted. (P)</p> |
| (STAFF/CPC) | 4. | <u>Roof Material</u> : Roofing material shall be dimensional architectural shingles or better with a minimum thirty (30) year warranty. (P)  |
| (STAFF/CPC) | 5. | <p><u>Porches, Stoops and Decks</u></p> <p style="margin-left: 40px;">c. <u>Front Porches</u>: All front entry stoops and front porches shall be constructed with continuous masonry foundation wall or on 12"x12" masonry piers. Extended front porches shall be a minimum of five (5)' deep. Space between piers under porches shall be enclosed with framed lattice panels. Handrails and railings shall be finished painted wood or metal railing with vertical pickets or sawn balusters. Pickets shall be supported on top and bottom rails that span between columns.</p> <p style="margin-left: 40px;">d. <u>Front Porch Flooring</u>: Porch flooring shall be permitted to be</p>   |

concrete, exposed aggregate concrete, or a finished paving material such as stone, tile or brick, finished (stained dark) wood, or properly trimmed composite decking boards. All front steps shall be masonry to match the foundation or finished wood with painted risers. (P)

(STAFF/CPC) 6. Manufactured Homes. Manufactured homes shall not be permitted. (P)

(STAFF/CPC) 7. Minimum House Size. The minimum gross floor area shall be 1,600 square feet for a one-story dwelling unit or 1,800 square feet for a dwelling unit greater than one-story. (P)